

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF EMERALD REALTY TRUST
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 12A
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. John Gallo of Emerald Realty Trust has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel 12A in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Emerald Realty Trust be and hereby is finally designated as Redeveloper of Parcel 12A in the Fenway Urban Renewal Area.
2. That it is hereby determined that Emerald Realty Trust possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Emerald Realty Trust for the development of Parcel 12A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 12A to Emerald Realty Trust, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

DISPOSITION PARCEL 12A

r. 185 Mass Avenue/
Public Alley 903

2813 sq. ft.



UNIVERSAL ENGINEERING CORPORATION

100 BOYLSTON STREET
BOSTON, MASS. 02116

MEMORANDUM

To: D. Baker Job: 8109
From: R. Hall Date: Dec. 2, 1981
Subject: Fenway Project - Contract 19B,
Improvements to
Planting Area
By Gallo Property

As requested today the following quantity and cost breakdowns can be used in the BRA's negotiations with Mr. Gallo.

Alternate A - Work Within Planting Area East

Item 17.1.2, 4" Cal. Gleditia Triacanthos
6 each at \$325.00 = \$1,950.00

Item 17-6, Firbark Mulch
55 C.Y. at \$11.00 = \$605.00
Total - \$2,555.00

Item 20-30, Wood Timbers R & R were deleted as field conditions did not warrant their use.

Also included is five (5) copies of Sheet 17 of the contract drawings indicating work which was proposed under Contr. 19B.

cc: B. Adams

INTER-OFFICE COMMUNICATION

TO Bill Adams
FROM David Baker *DB*
DATE December 8, 1981
SUBJECT Improvements to planting area next to Gallo property

Please confirm the cost of \$2,555.00 **by** Mahoney for the improvements to subject planting area as broken down in the attached memo from R. Hall dated December 2, 1981.

The Authority will soon transfer this property to Gallo, therefore could you do a final inspection on just this planting area.

cost is ok.
cc: Garver.
Twohig

ATTACHMENT:

MEMORANDUM

MARCH 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL PROJECT, MASS-115 FINAL
DESIGNATION OF REDEVELOPER

On May 15, 1980 Emerald Realty Trust was tentatively designated as redeveloper of Disposition Parcel 12A in the Fenway Urban Renewal Area. Parcel 12A is a triangular parcel of vacant land containing approximately 2,813 square feet located next to 183-185A Massachusetts Avenue, which is a one-story commercial building owned by said Emerald Realty Trust.

Mr. Gallo, trustee of Emerald Realty Trust, agreed to accomplish two major items at the time of tentative designation before the Boston Redevelopment Authority would proceed with final designation. He promised to rehabilitate his existing structure at 183-185A Massachusetts Avenue including a new storefront and to landscape Parcel 12A as directed by the Authority in conjunction with other public improvements under site preparation Contract 19B. The rehabilitation has been satisfactorily completed and the landscaping has been satisfactorily completed under Boston Redevelopment Authority Contract 19B. The cost for the landscaping of Parcel 12A in the amount of \$2,555 will be reimbursed to the Authority from Mr. Gallo of Emerald Realty Trust before the transference of Parcel 12A. This cost is in addition to the disposition price.

It is therefore, recommended that the Authority finally designate Emerald Realty Trust as redeveloper of Disposition Parcel 12A in the Fenway Urban Renewal Area.

An appropriate resolution is attached.